

**Redevelopment Authority Minutes
Meeting of December 21, 2011**

City Hall, North Conference Room

7:30 a.m.

Members Present: Messrs. DeRosa, Halloin, Amundson, Von Haden, Green, and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Reiter, Mmes. Casteen, Noland, Graffeo

1. **Minutes.**

The minutes of the October 19, 2011, meeting were approved on a motion by Mr. Von Haden, seconded by Mr. Green.

2. **Financial Statements.**

Ms. Casteen presented the financial statement dated November 30, 2011. The operating expenses for the month were \$281.

Mrs. Wildenberg made a motion to accept the statement, Mr. Halloin seconded, and the motion carried.

3. **Consideration of the transfer of funds from the West Bank account to the North Barstow account.**

Julie Casteen explained the need to transfer \$10,000 from the West Bank project account to the North Barstow project to cover the gravel surfacing of the parking lot on North Barstow Street. This left only \$190,000 available in the North Barstow account, which needs to be reserved for the proposed grocery store development. The RDA has promised \$200,000 for a new grocery store in the North Barstow project. There is \$900,000 of available funds in the West Bank project.

Mr. Halloin moved to approve the transfer. Mr. Von Haden seconded and the motion carried.

4. **Consideration of a request from Riverfront Terrace, LLC, for reimbursement of costs relating to soil issues.**

Mr. Stuart Schafer presented an update of the construction issues with the proposed Riverfront Terrace apartments under construction on Wisconsin Street. He noted that some of the remediation of the site was not completed. The contractors had to remove up to 15 feet of soil from the site to get below the original foundations and fill on the site. Construction was also delayed by the discovery of an Xcel Energy power line underneath the project site that serves the RCU building, which no one was aware and was not disclosed on preliminary surveys or by Diggers Hotline. It appears that Xcel will cover the cost of the line relocation. He stated that he will return at the next meeting with a request for funds to cover unforeseen costs which were not revealed at closing. No action was taken by the RDA.

5. **Consideration of granting an easement to Xcel Energy.**

Mr. Shafer stated that the RDA will need to grant a new easement to Xcel Energy to relocate the power line that was discovered underneath their project. The new easement will cross RDA land on the south end of the block to continue service to the RCU building.

Mr. Halloin moved to grant the easement with the contingencies presented in the request. Mr. Green seconded and the motion carried.

Closed Session

Mrs. Wildenberg moved to enter into a closed session, Mr. Green seconded, and the motion carried.

Mr. Amundson moved to come out of a closed session. Mr. Halloin seconded, and the motion carried.

Open Session

6. Motion to direct staff to proceed with the acquisition of property in the West Bank Redevelopment District at 10-12 Maple Street, 18 Maple Street, 24 Maple Street, and 38 Maple Street, contingent upon the approval of a Relocation Plan (Evans Property).

Mrs. Wildenberg moved to direct staff to proceed with the acquisition of certain properties listed by Mr. Evans. Mr. Green seconded and the motion carried.

7. Motion to direct staff to proceed with the acquisition of property in the West Bank Redevelopment District at 28 Maple Street, contingent upon the approval of a Relocation Plan (Gable Property).

Mrs. Wildenberg moved to direct staff to proceed with the acquisition of property at 28 Maple Street. Mr. Von Haden seconded and the motion carried.

8. Motion to direct staff to prepare a Relocation Plan related to the potential acquisition of property in the West Bank Redevelopment District and submit said report to the State of Wisconsin for consideration.

Mr. Halloin moved to direct staff to prepare a Relocation Plan for potential acquisitions in the West Bank district. Mrs. Wildenberg seconded and the motion carried.

9. Motion to reimburse Riverfront Terrace, LLC, for soil correction.

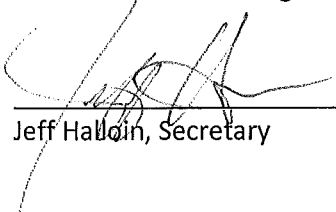
Mr. DeRosa postponed any action on this item until a request is made by Riverfront Terrace, LLC.

10. Executive Director's Report.

Mr. Schatz gave an Executive Director's report that included updates on Charly's Market grocery store and the Post Office.

11. Announcements and Directions.

The next meeting of the Redevelopment Authority will be January 18, 2012.



Jeff Halloin, Secretary